

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 16, 2001 City Council Meeting

Public Hearing: Zoning Case Z2000-68
Applicant(s): City of Frisco

DESCRIPTION:

A request to amend the Comprehensive Zoning Ordinance regarding the adjacency of certain land uses to residential zoning.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval as submitted. The changes are underlined.

9.12 ADJACENCY OF CERTAIN USES TO RESIDENTIAL ZONING

- A. All buildings, gasoline pump islands, vacuums, outdoor speakers, gasoline or fuel storage tanks, air and water dispensers, and other structures in conjunction with any automotive use shall be located a minimum of two hundred (200) feet from any residential zoning district. No service bay shall face a residential zoning district. An automotive use shall be defined as the sales, leasing, renting, servicing, repair, or washing of automobiles, boats, motorcycles, trucks, or any other motor vehicle.
- B. All buildings, structures, and outdoor speakers used in conjunction with any drive-thru or drive-in restaurant shall be located a minimum of two hundred (200) feet from any residential zoning district. Buildings and outdoor speakers may be located closer than two hundred (200) feet from a residential zoning district provided that the building is located between the speaker box and adjacent residentially zoned property.

- C. Any lot containing a drive-thru restaurant, drive-in restaurant, and/or an automotive use as defined in Article IV, Section 9.12(A) and which is adjacent to a residential zoning district shall comply with the following requirements:
1. One (1) large tree, three inch (3") caliper minimum shall be planted on twenty foot (20') centers within the fifteen foot (15') landscape area, required by Article IV, Section 2.06(E)(1)(b). Of the trees required within the fifteen-foot (15') landscape area, a minimum of fifty percent (50%) of the trees shall be of evergreen variety.
 2. The screening wall, required by Article IV, Section 5.02(A), shall be eight feet (8') in height.
- D. The requirements listed in Article IV, Section 9.12(A) and 9.12(B) shall not apply to a drive-thru restaurant, drive-in restaurant, and/or an automotive use within two hundred (200) feet of a residential zoning district that is separated from the residential area by an existing or future major thoroughfare identified on the City's Thoroughfare Plan.

DM/sg

cc: Frank Jaromin
Donnie Mayfield
Mack Borchardt